117.0	0002	0018.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,600 /	637,600
					USE VALUE:	637,600 /	637,600
					ASSESSED:	637,600 /	637,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWSON DOUGLAS W & MICHELLE M	
Owner 2:		
Owner 3:		
Street 1:	17 JAMES ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LAWSON MARK S & -
Owner 2:	LAWSON DOUGLAS W -
Street 1:	21 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,177 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 894 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9177.000	150,200	700	486,700	637,600
Total Card	0.211	150,200	700	486,700	637,600
Total Parcel	0.211	150,200	700	486,700	637,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 713.20 | /Parcel: 713.2

Legal Description

User Acct 75439

GIS Ref

GIS Ref

Insp Date 09/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	150,200	700	9,177.	486,700	637,600	637,600	Year End Roll	12/18/2019
2019	101	FV	137,200	700	9,177.	479,800	617,700	617,700	Year End Roll	1/3/2019
2018	101	FV	137,200	700	9,177.	368,500	506,400	506,400	Year End Roll	12/20/2017
2017	101	FV	137,200	700	9,177.	347,700	485,600	485,600	Year End Roll	1/3/2017
2016	101	FV	137,200	700	9,177.	319,800	457,700	457,700	Year End	1/4/2016
2015	101	FV	136,500	800	9,177.	299,000	436,300	436,300	Year End Roll	12/11/2014
2014	101	FV	136,500	800	9,177.	275,300	412,600	412,600	Year End Roll	12/16/2013
2013	101	FV	136,500	800	9,177.	275,300	412,600	412,600		12/13/2012

!9101!

PRINT

Date	Time
12/10/20	23:36:59

LAST REV

Date	Time
09/27/18	15:35:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9101

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWSON MARK S &	1454-32		6/9/2014	Estate/Div	195,000	No	No		Michael Piazzolla d.o.d. 3/5/2011, Lorraine P
	577-65		1/1/1901	Family		No	No		D.O.D. LORRAINE G. PIAZZOLLA 3/21/1996.

USER DEFINED

Prior Id # 1:	75439
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
2/27/2009	Info At Door	189	PATRIOT
2/10/2000	Measured	264	PATRIOT
8/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9177		Sq. Ft.	Site		0	70.	0.76	6									486,720						486,700	

Total AC/HA: 0.21067 | Total SF/SM: 9177 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 486,720 | Spl Credit | Total: 486,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	217741
Depreciation:	67500
Depreciated Total:	150241

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	1	Baths:	1	HB	

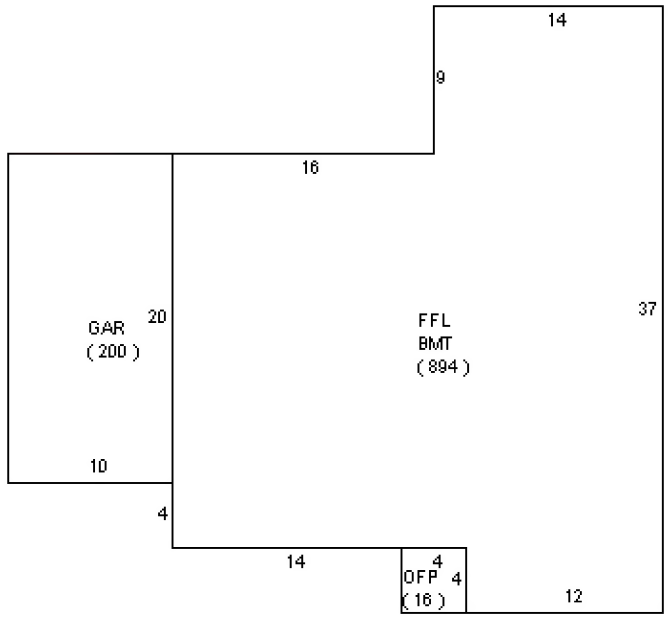
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	
Totals			
1	5	1	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	74.95
Final Total:	150200	Val/Su SzAd	168.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	894	38.470	34,393
FFL	First Floor	894	128.240	114,644
GAR	Garage	200	27.500	5,499
OFP	Open Porch	16	44.000	704

Net Sketched Area:	2,004	Total:	155,240
Size Ad	894	Gross Are	2004	FinArea	894
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0002-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	FR	1972	3.19	T	47	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700